



HEARING ON SPECIAL EXCEPTIONS
TO THE COMPREHENSIVE CITY ZONING CODE

ZONING HEARING EXAMINER'S AGENDA

TUESDAY, JANUARY 19, 2010 AT **8:00 A.M.**
PLAZA DEL SOL HEARING ROOM
BASEMENT LEVEL
600 SECOND STREET NW
(ON THE NORTHEAST CORNER OF 2ND STREET AND ROMA NW)

STAFF

Roberto Albertorio, Esq., Zoning Hearing Examiner
Tom Rojas, Deputy Zoning Hearing Examiner
Lucinda Montoya, Administrative Assistant

For Inquiries Regarding This Agenda, Please Call Lucinda Montoya at (505) 924-3918.

PLEASE ADDRESS ALL CORRESPONDENCE TO:

Roberto Albertorio, Esq.
Office of Administrative Hearings
P.O. Box 1293
Albuquerque, NM 87103

NOTICE TO PEOPLE WITH DISABILITIES: *If you have a disability and you require special assistance to participate in this hearing, please contact Lucinda Montoya at (505) 924-3918.*

OLD BUSINESS:

- | | | | |
|----|-------------------------|-------------------------|--|
| 1. | *IR* 09ZHE-80319 | Project# 1007988 | IRMA VIDAL request(s) a special exception to Section 14-16-3-19(A)(2)(a): a CONDITIONAL USE to allow for a wall over 3' in height in the front yard setback area for a proposed 5' high block and wrought iron wall on all or a portion of Lot(s) 7, Block(s) 2, VALENCIA ESTATES zoned R-D 9 DU/AC, located at 704 LIBBY AVE SW (L-10) |
| | | | WITHDRAWN |
| 2. | 09ZHE-80268 | Project# 1007928 | TWRB INC. (RICK BENNETT/RBA INC. AGENT) request(s) a special exception to Section Pg. 45 I. 1. a: a CONDITIONAL USE to allow for proposed apartments (60 units) in an M-1 zone on all or a portion of Lot(s) 1A1, LANDS OF RAYCO zoned SU-2, located at 423 WHEELER AVE SE (M-14) |
| | | | WITHDRAWN |
| 3. | 09ZHE-80254 | Project# 1007915 | ROBERT LUJAN (DIAZ CONSTRUCTION, AGENT) request(s) a special exception to Section P. 45 I. and 14-16-2-6(B)(3): a CONDITIONAL USE to allow for an existing carport in the front yard setback area on all or a portion of Lot(s) 12, Block(s) 13, TORREON ADDN zoned SU-2, located at 714 THAXTON AVE SE (L-14) |
| | | | APPROVED |

4. **09ZHE-80331** **Project# 1008006** **JAMES C. & CORA G. CHAVEZ** request(s) a special exception to Section 14-16-2-6(D) and 14-16-2-6(E)(4)(c)(2): a VARIANCE of 5' to the 10' side yard setback area requirement for a proposed addition to the dwelling on all or a portion of Lot(s) 172A, TRINITY RANCH zoned R-D, located at **5906 AZUELO AVE NW (F-11)**
APPROVED
5. **09ZHE-80332** **Project# 1008006** **JAMES C. & CORA G. CHAVEZ** request(s) a special exception to Section 14-16-2-6(D) and 14-16-2-6(E)(5)(a): a VARIANCE of 7' to the 15' rear yard setback area requirement for a proposed addition on all or a portion of Lot(s) 172A, TRINITY RANCH zoned R-D, located at **5906 AZUELO AVE NW (F-11)**
APPROVED
6. **09ZHE-80370** **Project# 1008039** **MANUEL SAMORA (CONRAD SKINNER, AGENT)** request(s) a special exception to Section 14-16-2-13(F)(1): a VARIANCE of 10' to the 10' side yard setback area requirement for a proposed building on all or a portion of Lot(s) 13 & 14, Block(s) 23, PEREA ADDN zoned SU-2 / RC, located at **1216 LOMAS BLVD NW (J-13)**
DEFERRED TO 2/16/10
7. **09ZHE-80372** **Project# 1008039** **MANUEL SAMORA (CONRAD SKINNER, AGENT)** request(s) a special exception to Section 14-16-2-13(F)(1): a VARIANCE of 5' to the 10' side yard landscaping buffer requirement for a proposed building on all or a portion of Lot(s) 13 & 14, Block(s) 23, PEREA ADDITION zoned SU-2 / RC, located at **1216 LOMAS BLVD NW (J-13)**
DEFERRED TO 2/16/10
8. **09ZHE-80373** **Project# 1008039** **MANUEL SAMORA (CONRAD SKINNER, AGENT)** request(s) a special exception to Section 14-16-2-13(F)(1): a VARIANCE of 6' to the 26' building height requirement for a proposed 32' high building on all or a portion of Lot(s) 13 & 14, Block(s) 23, PEREA ADDITION zoned SU-2 / RC, located at **1216 LOMAS BLVD NW (J-13)**
DEFERRED TO 2/16/10
9. **09ZHE-80348** **Project# 1008019** **JAMIE & NORMA BELTRAN (JERRY MUNIZ, AGENT)** request(s) a special exception to Section BARELAS SDP PG. 71 and 14-16-2-9(E)(5): a VARIANCE of 6' 2" to the 10' distance separation requirement between existing residential buildings on all or a portion of Lot(s) 13 & 14, RAYNOLDS ADDN zoned SU-2 R-1, located at **715 10TH ST SW (K-13)**
APPROVED
10. **09ZHE-80382** **Project# 1008019** **JAMIE & NORMA BELTRAN (JERRY MUNIZ, AGENT)** request(s) a special exception to Section BARELAS SDP PG. 71 and 14-16-2-9(A)(1)(d): a CONDITIONAL USE to allow for uses permissive in the R-T zone (existing second dwelling) on all or a portion of Lot(s) 13 & 14, RAYNOLDS ADDN zoned SU-2 R-1, located at **715 10TH ST SW (K-13)**
APPROVED
11. **09ZHE-80320** **Project# 1007990** **DOUGLAS LOPEZ** request(s) a special exception to Section 14-16-3-19(A)(1)(a): a VARIANCE of 2' 4" to the 3' wall height allowance to allow for an existing 5' 4" high wall in the front yard setback area on all or a portion of Lot(s) 9, Block(s) 4, CALDWELLS zoned R-2, located at **616A & 616B MADISON ST NE (J-17)**
APPROVED W/CONDITIONS

12. **09ZHE-80376** **Project#** **PAUL PADILLA** request(s) a special exception to Section 14-16-2-6(B)(1) and PG. 108 NOB HILL HIGHLAND SDP: a CONDITIONAL USE to allow for a proposed accessory living quarters in an R-1 zone on all or a portion of Lot(s) 1, Block(s) 20A, MESA GRANDE ADDN zoned R-1, located at **400 MORNINGSIDE DR SE** (K-17)

WITHDRAWN

NEW BUSINESS:

13. **09ZHE-80409** **Project#** **BUCKLEY JOHNSON** request(s) a special exception to Section 14-16-2-6(E)(5)(a): A VARIANCE of 10' to the 15' rear yard setback area requirement to allow for a proposed addition on all or a portion of Lot(s) 20, Block(s) 32, HEIGHTS RESERVOIR ADDN TR 25 zoned R-1, located at **4301 ROMA AVE NE** (K-17)

APPROVED W/CONDITIONS

14. **09ZHE-80410** **Project#** **LARRY RINEHART** request(s) a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE of 8' to the 15' rear yard setback area requirement to allow for a proposed addition on all or a portion of Lot(s) 19, Block(s) 71, BEL AIR zoned R-1, located at **2805 PALOMAS DR NE** (H-18)

APPROVED

15. **09ZHE-80403** **Project#** **JOHN CONKLAN-GOODWILL INDUSTRIES OF NM (ROBERT MCELHENEY ARCH., AGENT)** request(s) a special exception to Section PG. 31 SETBACKS (La Cueva SDP): a VARIANCE of 104' to the 30' maximum setback requirement from Holly Avenue to allow for a proposed building on all or a portion of Lot(s) 6, NORTH ALBUQUERQUE ACRES TRACT 2 UNIT 3 zoned SU-2, located at **7120 HOLLY AVE NE** (C-19)

APPROVED

16. **09ZHE-80418** **Project#** **WILLIAM HOWDEN (TOM SLATES, AGENT)** request(s) a special exception to Section 14-16-2-6(E)(4)(b): a VARIANCE of 7' to the 10' side yard setback area requirement to allow for an existing dwelling unit on all or a portion of Lot(s) 119, MRGCD MAP 32 zoned R-1, located at **5104 GUADALUPE TRL NW** (F-14)

DEFERRED TO 3/16/10

17. **09ZHE-80412** **Project#** **GREGORY J. FOURATT (MIGUEL GARCIA, AGENT)** request(s) a special exception to Section 14-16-3-3(2)(e): a VARIANCE of 7' to the 10' distance separation requirement between the dwelling and an accessory building to allow for a proposed garage on all or a portion of Lot(s) 8-P1, LOS POBLANOS COURTYARD zoned RA-2, located at **5501 POBLANOS CT NW** (F-13)

APPROVED

18. **09ZHE-80421** **Project#** **DEBORRAH A. BALL** request(s) a special exception to Section 14-16-2-25(B)(9)(b): a VARIANCE of 1 on-premise sign to the 2 on-premise signs requirement for one business, to allow for a total of 3 proposed on-premise signs on all or a portion of Lot(s) 232B, MRGCD MAP 38 zoned H-1, located at **524 ROMERO ST NW** (J-13)

DEFERRED TO 2/16/10

19. **09ZHE-80422** **Project#** **DEBORRAH A. BALL** request(s) a special exception to Section 14-16-2-25(B)(9)(c)2: a VARIANCE of 3 sq ft to the total allowed 3 sq ft to allow for a proposed 6 sq ft area non-wall sign on all or a portion of Lot(s) 232B, MRGCD MAP 38 zoned H-1, located at **524 ROMERO ST NW** (J-13)

DEFERRED TO 2/16/10

20. **09ZHE-80437** **Project#** **RICK GOLDMAN/PULSE VENTURES (J. STACE MCGEE/EDI, AGENT)**
1008119 request(s) a special exception to Section P. 95 8. B. 2: a VARIANCE of 190
parking spaces to the 229 parking space requirement to allow for 38
proposed parking spaces in a CCR-2 zone on all or a portion of Lot(s) 1-8,
MESA GRANDE ADDN zoned CCR-2, located at **4100 CENTRAL AVE SE**
(K-17)
DEFERRED TO 2/16/10
21. **09ZHE-80402** **Project#** **DIAMOND SHAMROCK STATIONS (TIERRA WEST, LLC, AGENT)**
1008096 request(s) a special exception to Section 14-16-3-10(E)(3): a VARIANCE of
2,730 sq ft to the 2,730 sq ft minimum 15% of landscaping area requirement
on all or a portion of Lot(s) UNPLATTED, UNPLATTED/VICKERS
PETROLEUM CORPORATION zoned C-3, located at **1425 UNIVERSITY**
BLVD NE (J-15)
APPROVED
22. **09ZHE-80405** **Project#** **EBS ENTERPRISES, INC. (R2 CONSULTING SERVICES, AGENT)**
1008101 request(s) a special exception to Section 14-16-3-10(E)(3)(a): a VARIANCE
of 10' to the 10' front yard landscaping buffer requirement on all or a portion
of Lot(s) R, Block(s) 24, BUENA VENTURA zoned C-1, located at **341**
EUBANK BLVD NE (K-20)
APPROVED
23. **09ZHE-80406** **Project#** **EBS ENTERPRISES, INC. (R2 CONSULTING SERVICES, AGENT)**
1008101 request(s) a special exception to Section 14-16-3-10(E)(3)(b): a VARIANCE
of 6' to the 6' rear yard landscaping buffer requirement on all or a portion of
Lot(s) R, Block(s) 24, BUENA VENTURA zoned C-1, located at **341**
EUBANK BLVD NE (K-20)
APPROVED
24. **09ZHE-80407** **Project#** **EBS ENTERPRISES, INC. (R2 CONSULTING SERVICES, AGENT)**
1008101 request(s) a special exception to Section 14-16-3-10(E)(3)(a): a VARIANCE
of 6' to the 6' side yard landscaping buffer requirement on all or a portion of
Lot(s) R, Block(s) 24, BUENA VENTURA zoned C-1, located at **341**
EUBANK BLVD NE (K-20)
APPROVED
25. **09ZHE-80425** **Project#** **BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC,**
1008118 **AGENT)** request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-
Wells Park SDP: a VARIANCE of 166 sq ft to the 3200 sq ft minimum lot
size requirement to allow for a proposed town house on Lot 17A on all or a
portion of Lot(s) 17, 18, 19 & 20, Block(s) 3, ROMERO ADDN zoned S-R,
located at **518 KINLEY AVE NW (J-14)**
DEFERRED TO 2/16/10
26. **09ZHE-80426** **Project#** **BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC,**
1008118 **AGENT)** request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-
Wells Park SDP: a VARIANCE of 10' to the 15' rear yard setback area
requirement to allow for a proposed town house on Lot 17A on all or a
portion of Lot(s) 17, 18, 19 & 20, Block(s) 3, ROMERO ADDN zoned S-R,
located at **518 KINLEY AVE NW (J-14)**
DEFERRED TO 2/16/10
27. **09ZHE-80427** **Project#** **BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC,**
1008118 **AGENT)** request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-
Wells Park SDP: a VARIANCE of 161 sq ft to the 3200 sq ft minimum lot size
requirement to allow for a proposed town house on Lot 18A on all or a
portion of Lot(s) 17, 18, 19 & 20, Block(s) 3, ROMERO ADDN zoned S-R,
located at **518 KINLEY AVE NW (J-14)**
DEFERRED TO 2/16/10

28. **09ZHE-80428** **Project#** **BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC, AGENT)** request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-Wells Park SDP: a VARIANCE of 10' to the 15' rear yard setback area requirement to allow for a proposed town house on Lot 18A on all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 3, ROMERO ADDN zoned S-R, located at **518 KINLEY AVE NW (J-14)**
DEFERRED TO 2/16/10
29. **09ZHE-80429** **Project#** **BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC, AGENT)** request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-Wells Park SDP: a VARIANCE of 423 sq ft to the 3200 sq ft minimum lot size requirement to allow for a town house on Lot 19A on all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 3, ROMERO ADDN zoned S-R, located at **518 KINLEY AVE NW (J-14)**
DEFERRED TO 2/16/10
30. **09ZHE-80430** **Project#** **BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC, AGENT)** request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-Wells Park SDP: a VARIANCE of 10' to the 15' rear yard setback area requirement to allow for a proposed town house on Lot 19A on all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 3, ROMERO ADDN zoned S-R, located at **518 KINLEY AVE NW (J-14)**
DEFERRED TO 2/16/10
31. **09ZHE-80431** **Project#** **BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC, AGENT)** request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-Wells Park SDP: a VARIANCE of 428 sq ft to the 3200 sq ft minimum lot size requirement to allow for a proposed town house on Lot 20A on all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 3, ROMERO ADDN zoned S-R, located at **518 KINLEY AVE NW (J-14)**
DEFERRED TO 2/16/10
32. **09ZHE-80432** **Project#** **BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC, AGENT)** request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-Wells Park SDP: a VARIANCE of 10' to the 15' rear yard setback area requirement to allow for a proposed town house on Lot 20A on all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 3, ROMERO ADDN zoned S-R, located at **518 KINLEY AVE NW (J-14)**
DEFERRED TO 2/16/10
33. **09ZHE-80433** **Project#** **BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC, AGENT)** request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-Wells Park SDP: a VARIANCE of 600 sq ft to the 1200 sq ft minimum usable open space requirement to allow for a proposed town house on lot 17A on all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 3, ROMERO ADDN zoned S-R, located at **518 KINLEY AVE NW (J-14)**
DEFERRED TO 2/16/10
34. **09ZHE-80434** **Project#** **BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC, AGENT)** request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-Wells Park SDP: a VARIANCE of 600 sq ft to the 1200 sq ft minimum usable open space requirement to allow for a proposed town house on Lot 18A on all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 3, ROMERO ADDN zoned S-R, located at **518 KINLEY AVE NW (J-14)**
DEFERRED TO 2/16/10

35. **09ZHE-80435** **Project#** **BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC, AGENT)** request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-Wells Park SDP: a VARIANCE of 600 sq ft to the 1200 sq ft minimum usable open space requirement to allow for a proposed town house on Lot 19A on all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 3, ROMERO ADDN zoned S-R, located at **518 KINLEY AVE NW (J-14)**
DEFERRED TO 2/16/10
36. **09ZHE-80436** **Project#** **BILLY HOLLER (ADVANCED ENGINEERING & CONSULTING, LLC, AGENT)** request(s) a special exception to Section Pg. 100.D.D.1 Sawmill-Wells Park SDP: a VARIANCE of 600 sq ft to the 1200 sq ft minimum usable open space requirement to allow for a proposed town house on Lot 20A on all or a portion of Lot(s) 17, 18, 19 & 20, Block(s) 3, ROMERO ADDN zoned S-R, located at **518 KINLEY AVE NW (J-14)**
DEFERRED TO 2/16/10
37. **09ZHE-80445** **Project#** **RESOLUTION EQUITIES, LLC (JOSHUA SKARSGARD, ESQ., AGENT)** request(s) a special exception to Section Pg. 29 5.4.5 SU-2 Mixed Use and 14-16-2-16(A)(12)(3)(b) : a VARIANCE to the no free-standing sign of five acres or more, to allow for 1 proposed monument sign on 4 acres on all or a portion of Lot(s) 21, Block(s) 10, NORTH ALBUQUEQUE ACRES TR. 2, UNIT 3 zoned SU-2 Mixed Use, located at **7441 PASEO DEL NORTE NE (C-19)**
DEFERRED TO 2/16/10

*******LUNCH BREAK*******

HEARING WILL RESUME PROMPTLY
AT 1:30 P.M. WITH ITEM #38

IF YOU ARE AGENDA ITEMS #38 - #73

PLEASE COME TO THE HEARING AT 1:30 P.M.

38. **09ZHE-80384** **Project#** **MIKE & CHERYL MCLEAN (DAC ENT., AGENT)** request(s) a special exception to Section 14-16-3-9(A)(1)(a): a VARIANCE of 10' to the 8' wall height allowance to allow for an existing 18' high wall in the rear yard setback area on all or a portion of Lot(s) 89B3, MRGCD MAP 35 zoned R-1, located at **2215 INDIAN SCHOOL RD NW (H-13)**
DEFERRED TO 2/16/10
39. **09ZHE-80398** **Project#** **STEVE COE DBA COE PROPERTIES (DAC ENT., AGENT)** request(s) a special exception to Section 14-16-3-19(A)(3): a VARIANCE of 3' to the 3' fence height allowance to allow for a proposed 6' high fence on the street side on all or a portion of Lot(s) A, Block(s) 2, ROMAC & JEAN ADDN zoned C-3, located at **2429 QUINCY ST NE (H-17)**
APPROVED W/CONDITIONS

47. **09ZHE-80443** **Project# 1008095** **SAWMILL COMMUNITY TRUST (INTEGRATED DESIGN & ARCH., AGENT)** request(s) a special exception to Section PAGE 86 3.c. (Sawmill/Wells Parks Sector Plan): a VARIANCE to the slope of roofs on new buildings over 15' high shall be 30 to 45 degrees to allow for a proposed flat roof on all or a portion of Lot(s) 2-C, ARBOLERA DE VIDA UNIT 2 zoned S-DR, located at **990 18TH ST NW** (H-13)
APPROVED
48. **09ZHE-80389** **Project# 1008074** **STEVEN SACKS** request(s) a special exception to Section 14-16-3-19(2): a VARIANCE of 4' 2" to the 3" wall height allowance to allow for an existing 7' 2" high trellis (attached to a 3' high wall) in the front yard setback area on all or a portion of Lot(s) 3, Block(s) 24, PEREA ADDN zoned SU-2, located at **601 11TH ST NW** (J-13)
DEFERRED TO 2/16/10
49. **09ZHE-80390** **Project# 1008075** **STEVEN SACKS TRUST & JUDY TALLEY** request(s) a special exception to Section P. 14 MFR and 14-16-3-4: a STATUS ESTABLISHED BUILDING REVIEW on all or a portion of Lot(s) 13 & 14, Block(s) 2, RAYNOLDS ADDN zoned SU-2, located at **1001 GOLD AVE SW** (K-13)
APPROVED
50. **09ZHE-80394** **Project# 1008082** **RJ & WAYNE ALVERSON** request(s) a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 2' 11" to the 3' wall height allowance to allow for an existing 5' 11" high wall in the front yard setback area on all or a portion of Lot(s) 6, HUBBELL HEIGHTS zoned R-1, located at **124 65TH ST SW** (K-11)
DECISION PENDING TRAFFIC ENGINEERING COMMENTS
51. **09ZHE-80396** **Project# 1008088** **RICHARD BRAZIEL** request(s) a special exception to Section 14-16-3-19(A)(2): a VARIANCE of 3' to the 3' wall height allowance to allow for an existing 6' high wall in the front yard setback and 5' 6" to allow for an existing 8' 6" high archway in the front yard setback area on all or a portion of Lot(s) 6, Block(s) 72, TERRACE ADDN zoned SU-2, located at **1900 SILVER AVE SE** (K-15)
APPROVED
52. **09ZHE-80404** **Project# 1008099** **MELINDA GODINEZ** request(s) a special exception to Section 14-16-3-19(A)(2): a VARIANCE of 2' 7" to the 3' wall height allowance to allow for an existing 5' 7" high wall in the front yard setback area on all or a portion of Lot(s) 17, Block(s) 1, BELAIR zoned R-1, located at **2934 TRUMAN ST NE** (H-17)
DEFERRED TO 2/16/10
53. **09ZHE-80411** **Project# 1008105** **RUTH PEREZ** request(s) a special exception to Section 14-16-3-19(A)(2)(a): a VARIANCE of 2' 11" to the 3' wall height allowance to allow for an existing 5' 11" high wall in the front yard setback area on all or a portion of Lot(s) 24, Block(s) 9, SUNRISE TERRACE WEST UNIT 3 zoned R-D, located at **609 SUFFOLK CT SW** (I-8)
DECISION PENDING TRAFFIC ENGINEERING COMMENTS
54. **09ZHE-80413** **Project# 1008105** **RUTH PEREZ** request(s) a special exception to Section 14-16-3-19(A)(2)(a): a CONDITIONAL USE to allow for a wall over 3' in height in the side yard setback area for an existing 6' 11" high wall on all or a portion of Lot(s) 24, Block(s) 9, SUNRISE TERRACE WEST UNIT 3 zoned R-D, located at **609 SUFFOLK CT SW** (I-8)
DECISION PENDING TRAFFIC ENGINEERING COMMENTS

55. **09ZHE-80397** **Project#** **RICHARD & CHERI SANTIAGO (ROBERT SANTIAGO, AGENT)**
1008090 request(s) a special exception to Section 14-16-4-13: a STATUS ESTABLISHED BUILDING REVIEW FOR NON-CONFORMING USE to allow for two existing dwelling units on one lot in an RA-2 zone on all or a portion of Lot(s) 23D2, Tract(s) 23, MRGCD MAP 39 zoned RA-2, located at **1790/1812 GONZALES RD NW (K-12)**
APPROVED
56. **09ZHE-80415** **Project#** **KENNETH & EMILY BRUDOS (SUSAN PRICE, AGENT)** request(s) a
1008108 special exception to Section 14-16-4-13: a STATUS ESTABLISHED BUILDING REVIEW to allow for 3 existing dwelling units in an R-1 zone on all or a portion of Lot(s) 37, Block(s) 3, DOUGLAS MACARTHUR zoned R-1, located at **5315 A B & C 10th CT NW (F-14)**
DEFERRED TO 2/16/10
57. **09ZHE-80417** **Project#** **KENNETH & EMILY BRUDOS (SUSAN PRICE, AGENT)** request(s) a
1008110 special exception to Section 14-16-4-13: a STATUS ESTABLISHED BUILDING REVIEW to allow for 3 existing dwelling units in an R-1 zone on all or a portion of Lot(s) 38, Block(s) 3, DOUGLAS MACARTHUR zoned R-1, located at **5309 A B & C 10th CT NW (F-14)**
DEFERRED TO 2/16/10
58. **09ZHE-80387** **Project#** **JENNIFER DEWIG (CLUB 4 KIDZ)** request(s) a special exception to
1008072 Section 14-16-2-9(B) and 14-16-2-6(B)(5) : a CONDITIONAL USE to allow for a proposed day care home for up to 12 children in an R-T zone on all or a portion of Lot(s) 18-P1, Block(s) 5, PARK HILLS UNIT 2 zoned R-T, located at **6140 RED ROCK PARK AVE NW (A-11)**
APPROVED
59. **09ZHE-80393** **Project#** **MANUEL LUCERO** request(s) a special exception to Section 14-16-2-
1008081 6(B)(1): a CONDITIONAL USE to allow for an existing accessory living quarters in an R-1 zone on all or a portion of Lot(s) 135C2, MRGCD MAP 39 zoned R-1, located at **317 47TH ST NW (J-12)**
APPROVED
60. **09ZHE-80395** **Project#** **RALPH F. SALAS** request(s) a special exception to Section 14-16-2-
1008083 20(B)(5): a CONDITIONAL USE to allow for retailing (furniture items) in the M-1 zone on all or a portion of Lot(s) NE PORTION OF LOT 6, GENTRY ADDN zoned M-1, located at **3001 SECOND ST NW (H-14)**
APPROVED
61. **09ZHE-80424** **Project#** **IL VICINO HOLDING CO. (RAY SHOLLENBARGER, AGENT)** request(s) a
1008117 special exception to Section 14-16-2-20: a CONDITIONAL USE to allow for retailing of beer in the M-1 zone on all or a portion of Lot(s) A, Tract(s) A, LANDS OF AARON MAGRUDER zoned M-1, located at **2381 AZTEC NE (G-16)**
APPROVED
62. **09ZHE-80408** **Project#** **DENNIS ROMERO (GARCIA, KRAEMER & ASSOC., AGENT)** request(s) a
1008102 special exception to Section 14-16-217(B)(11)(a): a CONDITIONAL USE to allow for existing outdoor vehicle storage in a C-2 zone on all or a portion of Block(s) 5, Tract(s) A, CITY ELECTRIC ADDN zoned C-2, located at **2220 CENTRAL AVE SW (J-13)**
DEFERRED TO 2/16/10
63. **09ZHE-80420** **Project#** **VALUE PLACE (FERMIN ORTEGA, AGENT)** request(s) a special exception
1008113 to Section 14-16-2-17(B)(4): a CONDITIONAL USE to allow for a proposed Community Residential Program (veterans services) in a C-2 zone on all or a portion of Lot(s) E1A, CANYON ACRES zoned C2 (SC), located at **13001 CENTRAL AVE NE (L-22)**
APPROVED

64. **09ZHE-80423** **Project# 1008115** **AP 5200 2ND STREET LLC (RANDY CHRISTIE, AGENT)** request(s) a special exception to Section 14-16-2-18(B)(1) and 14-16-2-17(B)(3): a CONDITIONAL USE to allow for a proposed church in a C-3 zone on all or a portion of Lot(s) 42 & 43, EASTVALE ADDN zoned C-3, located at **5202 2ND ST NW (F15)**
APPROVED W/CONDITIONS
65. **09ZHE-80386** **Project# 1008071** **ED ESTRADA** request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a proposed carport in the front yard setback area on all or a portion of Lot(s) 2, Block(s) 31, BEL AIR zoned R-1, located at **2841 ADAMS ST NE (H-17)**
APPROVED W/CONDITIONS
66. **09ZHE-80388** **Project# 1008073** **ARTHUR MCCOY** request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for an existing carport in the front and side yard setback areas on all or a portion of Lot(s) 41, LAS TRES HERMANAS ADDN zoned R-1, located at **328 52ND ST SW (K-11)**
APPROVED W/CONDITIONS
67. **09ZHE-80391** **Project# 1008076** **KATARI WHORTON (GEORGE GARCIA, AGENT)** request(s) a special exception to Section Pg. 65 2. ref 14-16-2-9(B) and 14-16-2-6(B)(3): a CONDITIONAL USE to allow for an existing carport in the side yard setback area on all or a portion of Lot(s) 9, PARKSITO zoned R-D, located at **9701 FIRMAN CT SW (L-9)**
DEFERRED TO 2/16/10
68. **09ZHE-80385** **Project# 1008062** **RUBEN & GLORIA NIETO** request(s) a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE of 3' to the 10' side yard setback area requirement to allow for a proposed carport on all or a portion of Lot(s) 18, DAVID-PEREA-COURSONS zoned R-1, located at **565 61ST ST NW (J-11)**
APPROVED W/CONDITIONS
69. **09ZHE-80383** **Project# 1008054** **GUADALUPE NAVAREZ** request(s) a special exception to Section 14-16-2-9(B)(1) and 14-16-2-6 (B)(14): a CONDITIONAL USE to allow for a wall over 3' in height in the front yard setback area for an existing 5' high wall on all or a portion of Lot(s) 8, Block(s) 1, TAPIA MEADOWS zoned R-T, located at **1732 SIRIUS AV SW (L-12)**
APPROVED W/CONDITIONS
70. **09ZHE-80392** **Project# 1008078** **MIKE PORTWOOD (TOM POTTER, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(14)(a)1: a CONDITIONAL USE to allow for a wall over 3' in height in the front yard setback area for a proposed 5' high wall on all or a portion of Lot(s) 6, Block(s) 9, LA ROSOLANA ADDN zoned R-1, located at **4415 AVENIDA ESTRELLITA NE (J-17)**
DEFERRED TO 3/16/10
71. **09ZHE-80399** **Project# 1008092** **CARLOS CASTILLO (GUSTAVO CASTILLO, AGENT)** request(s) a special exception to Section 14-16-2-6(B)(14)(a)2: a CONDITIONAL USE to allow for a wall over 3' in height in the front yard setback area for a proposed 5' high wall on all or a portion of Lot(s) 17, Block(s) 8, LAVALAND ADDN zoned R-1, located at **6200 CLOUDCROFT NW (J-11)**
DECISION PENDING TRAFFIC ENGINEERING COMMENTS
72. **09ZHE-80414** **Project# 1008107** **GUSTAVO E. & JUANA HURTADO** request(s) a special exception to Section 14-16-2-9(B) and 14-16-2-6(B)(14): a CONDITIONAL USE to allow for a fence over 3' in height in the front yard setback area for an existing 5' high fence on all or a portion of Lot(s) 24, Block(s) 1, TAPIA MEADOWS zoned R-T, located at **1030 DRACO AVE NW (L-12)**
APPROVED W/CONDITIONS

73. **09ZHE-80419** **Project#** **CAMERON GOBLE** request(s) a special exception to Section 14-16-2-6(B)(14)(a)2: a CONDITIONAL USE to allow for a fence over 3' in height in the front yard setback area for an existing 5' high fence on all or a portion of Lot(s) 14, Block(s) 3, BEL AIR zoned R-1, located at **2718 TRUMAN ST NE** (H-17)

APPROVED W/CONDITIONS